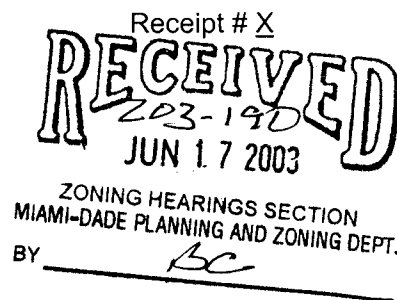


ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
ALL FOLIO NUMBERS ARE REQUIRED

Folio # 30-3102-013-0621



Date Received Stamp

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION

1. Name of Applicant Devon Ramcharan

- a.if applicant is owner, give name exactly as recorded on deed.
b.if applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
c.if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest from must be completed.

Mailing Address

8561 South Hampton Drive

City Miramar State Florida Zip 33025

Tel. # (during working hours) _____ Other _____

2. Name of Property Owner same

Mailing Address _____

City _____ State _____ Zip _____

Tel. # (during working hours) _____ Other _____

3. Contact Person Javier Vazquez, Esq.

Mailing Address 8061 NW 155th Street

City Miami Lakes State Florida Zip 33016

Tel. # (during working hours) 305-825-7080 Other 305-525-2510

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

- a.if subdivided, provide lot, block, complete name of subdivision, plat book and page number.
b.if metes and bounds description, provide complete description, (including section, township and range).
c.submit 7 copies of a survey if property is odd-shaped (1" to 300' scale).
d.if separate requests apply to different areas, provide the legal description of each area covered by a separate request.
e.attach a separate, typed sheet if necessary. Verify the legal is correct.

See attached Exhibit "A"

5. Address or location of subject property: NW Corner of NW 96th Street and NW 7th Avenue

6. Size of property: 140 ft. X 110 ft. Acres approx. 1/3 acres

7. Date subject property acquired ☐ or leased ☐ _____ day of Feb, 2003

Term of lease _____ years/months,

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property".

Yes..... Folio # 30-3102-013-0620

9. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto?
☐ yes or ☒ no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification (s):

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

- ☐ District Boundary (Zone) Change(s):
Zone classifications requested: **BU-3**
- ☐ Special Exception to permit Site Plan Approval for residential development
- ☐ Unusual Use to permit the excavation of a lake
- ☐ Use Variance
- ☐ Non-use Variance
- ☐ Special Exception
- ☐ Modification of previous resolution/plan
- ☐ Modification of Declaration or Covenant

12. Has a public hearing been held on this property within the last year and a half? ☐ yes ☐ no

If yes, applicant's name

Date of hearing

Nature of hearing

Decision of hearing

Resolution #

13. Is this hearing being requested as a result of a violation notice? ☐ yes ☐ no

If yes, give name to whom violation notice was served

Nature of violation

14. Are there any existing structures on the property? ☐ yes ☐ no

If yes, briefly describe

15. Is there any existing use on the property? ☐ yes ☐ no

If yes, what is the use and when was it established? Use

Established

OWNER OR TENANT AFFIDAVIT

1, Devon Anthony Ramcharan, being first duly sworn, depose and say that I am the
☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.



Sworn to and subscribed to before me
this 7 day of April, 2003

[Signature]
Signature
[Signature]
Notary Public
Commission Expires June 9, 2006

*

CORPORATION AFFIDAVIT

We, _____, being first duly sworn, depose and say that we are the
☐ President ☐ Vice President, and ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the
☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

President's Signature

Secretary's Signature

Notary Public
Commission Expires _____

(Corp. Seal)
Sworn to and subscribed to before me
this ____ day of _____, _____

ATTEST: _____

Notary Public
Commission Expires _____

*

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn, depose and say that we are the partners of the hereinafter named partnership, and as such, have been authorized to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

(Name of Partnership)
By _____ %
By _____ %
By _____ %
By _____ %

Notary Public
Commission Expires _____

Sworn to and subscribed to before me
this ____ day of _____, _____

* ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

Signature

Notary Public
Commission Expires _____

Sworn to and subscribed to before me
this ____ day of _____, _____

RESPONSIBILITIES OF THE APPLICANT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique the zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply with any DERM, or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. I am aware that filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing cost, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred.
3. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing Application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. In Miami-Dade County v. Omnipoint Holdings, Inc., Case No. 3D01-2347 (Fla. 3rd DCA 2002), the 3rd District Court of Appeal had held invalid all the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of conditions and covenants. The County Attorney's Office is seeking review of the decision in the Florida Supreme Court, as well as a stay of the decision's effect. While the case is pending, the decision is in effect and binding on all parties. Its impact is to suspend consideration of zoning applications for most special exceptions, unusual uses, non-use variances, and modification of conditions and covenants. In the interim, County staff have developed and proposed to the Board of County Commissioners certain ordinances that would provide interim standards for limited categories of applications. If these standards are enacted, certain applications may be able to [proceed to hearing. However, absent a reversal by the courts or enactment of revised regulations, pending applications will not be able to proceed to hearing until the disposition of the pending litigation.
6. Any covenant to be proffered must be submitted to the Department's legal Advisor, on County from, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the Applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

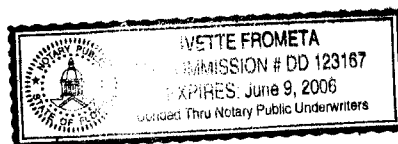
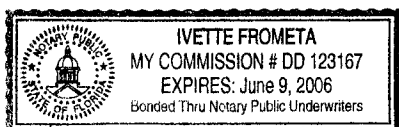
(Applicant's Signature)

Devon Anthony Ramcharan
(Print Name)

Sworn and subscribed before me this 7 day of April, 2003. Affiant is personally known to me or has produced FL driver's license as identification.

[Signature]
(Notary Public)

My commission expires June 9, 2006



OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Devon Ramcharan, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: See attached Exhibit "A"

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:



Signature

Ivette Frometa

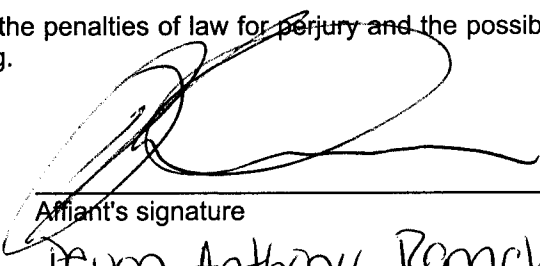
Print Name

Jessika Diaz

Signature

JESSIKA DIAZ

Print Name

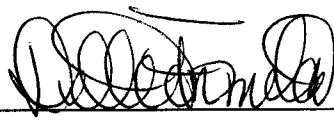


Affiant's signature

Devon Anthony Ramcharan

Print Name

Sworn to and subscribed before me on the 7 day of April, 2003, 1993. Affiant is personally known to me or has produced FL Drivers Licenses as identification.



Notary

(Stamp/Seal)

Commission Expires:



Exhibit "A"

RECEIVED
203-190
JUN 17 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

BC

LEGAL DESCRIPTION:

THAT PORTION OF ALLEY LYING EAST AND ADJACENT TO LOT 9 BOUNDED BY THE NORTH OF THE NORTH LINE OF LOT 9, EXTENDED EAST, BOUNDED BY THE SOUTH ON THE SOUTH LINE OF LOT 9 EXTENDED EAST, BOUNDED ON THE EAST BY THE WEST LINE OF LOT 10, 11, AND 12, IN BLOCK 10 OF PINWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. AND ALL OF LOTS 10, 11, AND 12, BLOCK 10, OF PINWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LESS THE EAST 40 FEET THEREOF FOR ROAD RIGHT OF WAY.